013.A	0009	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	626,700	/	626,700
USE VALUE:	626,700	/	626,700
ASSESSED:	626,700	/	626,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		BURCH ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MILLER PAMA R/TRUSTEE
Owner 2:	PAMA R MILLER REVOCABLE TRUST
Owner 3:	
Street 1:	PO BOX 156
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLER PAMA -
Owner 2:	-
Street 1:	PO BOX 156
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1932, having primarily Wood Shingle Exterior and 1362 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	626,700			626,700
Total Card	0.000	626,700			626,700
Total Parcel	0.000	626,700			626,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.13 | /Parcel: 460.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	240120
GIS Ref	
GIS Ref	
Insp Date	06/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 013.A-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	617,100	0	.		617,100	617,100	Year End Roll	12/18/2019
2019	102	FV	501,000	0	.		501,000	501,000	Year End Roll	1/3/2019
2018	102	FV	442,500	0	.		442,500	442,500	Year End Roll	12/20/2017
2017	102	FV	402,900	0	.		402,900	402,900	Year End Roll	1/3/2017
2016	102	FV	402,900	0	.		402,900	402,900	Year End	1/4/2016
2015	102	FV	372,000	0	.		372,000	372,000	Year End Roll	12/11/2014
2014	102	FV	354,800	0	.		354,800	354,800	Year End Roll	12/16/2013
2013	102	FV	354,800	0	.		354,800	354,800		12/13/2012

!14657!

PRINT

Date	Time
12/11/20	04:29:06

LAST REV

Date	Time
10/24/19	12:54:53

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14657

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER PAMA,	146-122		9/15/2017	Convenience	10	No	No		
LEVER JONATHAN	U75-72		5/31/2002		342,500	No	No		

USER DEFINED

Prior Id # 1:	10865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2010	846	Porch	7,000					REBUILD PORCH
12/29/2005	1179	Add Att	24,168	C		G7	GR FY07	FRAME FOR FUTURE A
9/30/2005	901	Redo Bat	16,625	C		G7	GR FY07	GUT REDO

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Mail Update	MM	Mary M
6/8/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7403																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	58500
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	851477
Depreciation:	224790
Depreciated Total:	626687

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1362,

Sum Area By Label :

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	563.75
Special Features:	0	Val/Su Net:	460.13
Final Total:	626700	Val/Su SzAd	460.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,362	394.230	536,939

Net Sketched Area:	1,362			Total:	536,939
Size Ad	1362	Gross Are	1362	FinArea	1362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.A-0009-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: